

TITLE 14 HOUSING AND CONSTRUCTION
CHAPTER 7 BUILDING CODES GENERAL
PART 7 2003 NEW MEXICO EXISTING BUILDING CODE

14.7.7.1 ISSUING AGENCY: Construction Industries Division (CID) of the Regulation and Licensing Department.
[14.7.7.1 NMAC - N, 7-1-04]

14.7.7.2 SCOPE: This rule applies to contracting performed on existing buildings in New Mexico, but not contracting performed on detached one- and two-family dwellings or townhouses not more than three stories above grade plane in height with a separate means of egress, and their accessory structures, on or after July 1, 2004, that is subject to the jurisdiction of CID, unless performed pursuant to a permit for which an application was received by CID before that date, with the following exceptions:

A. Electrical. Electrical wiring as defined in CILA section 60-13-32, including installation, repair, alteration, change of occupancy, addition and relocation of existing buildings shall be in accordance with 14.10.4 NMAC, the 2002 New Mexico electrical code (NMEC).

B. Mechanical. All mechanical work, including installation, repair, alteration, change of occupancy, addition and relocation, on existing buildings shall be in accordance with 14.9.2 NMAC, the 2003 New Mexico mechanical code (NMMC).

C. Plumbing. All plumbing work, including installation, repair, alteration, change of occupancy, addition and relocation, on existing buildings shall be in accordance with 14.8.2 NMAC, the 2003 New Mexico plumbing code (NMPD).

D. LP Gas. All liquid petroleum and compressed natural gas work, including installation, repair, alteration, change of occupancy, addition and relocation, on existing buildings shall be in accordance with the NMMC or 19.15.40 NMAC, Liquefied petroleum gas standards, and NMSA 1978 70-5-1 et seq., Liquefied and compressed gasses (collectively the LP gas standards).

[14.7.7.2 NMAC - N, 7-1-04]

14.7.7.3 STATUTORY AUTHORITY: NMSA 1978 Section 60-13-9.
[14.7.7.3 NMAC - N, 7-1-04]

14.7.7.4 DURATION: Permanent.
[14.7.7.4 NMAC - N, 7-1-04]

14.7.7.5 EFFECTIVE DATE: July 1, 2004, unless a later date is cited at the end of a section.
[14.7.7.5 NMAC - N, 7-1-04]

14.7.7.6 OBJECTIVE: The purpose of this rule is to establish minimum standards for construction work performed on existing buildings in New Mexico.
[14.7.7.6 NMAC - N, 7-1-04]

14.7.7.7 DEFINITIONS:

[See 14.5.1 NMAC, General Provisions, and chapter 2 of the IEBC as amended in 14.7.7.10 NMAC.]

[14.7.7.7 NMAC - N, 7-1-04]

14.7.7.8 ADOPTION OF THE 2003 NEW MEXICO EXISTING BUILDING CODE:

A. This rule adopts by reference, and amends, the 2003 international existing building code.

B. In this rule, each provision is numbered to correspond with the numbering of the 2003 international existing building code.

[14.7.7.8 NMAC - N, 7-1-04]

14.7.7.9 CHAPTER 1 ADMINISTRATION:

A. Section 101 - General.

(1) **101.1 Title.** Delete this section of the IEBC and substitute: This code shall be known as the 2003 New Mexico existing building code.

(2) **101.2 Scope.** Delete this section of the IEBC and see 14.7.7.2 NMAC, Scope.

(3) **101.3 Intent.** Delete this section of the IEBC and see 14.7.7.6 NMAC, Objective.

(4) **101.4 Existing buildings.** Delete this section of the IEBC and substitute: The legal occupancy of any structure existing on the effective date of this rule shall be permitted to continue without change, except as is specifically provided otherwise in this rule, in the 2003 New Mexico existing building code, or by the building official in consideration of the general safety and welfare of the occupants of any such building and the general public.

(5) **101.5 Maintenance.** Delete this section of the IEBC.

(a) **101.5.1 Work on individual components or proportions.** Delete this section of the IEBC.

(b) **101.5.2 Design values for existing materials and construction.** Delete this section of the IEBC.

(6) **101.6 Safeguards during construction.** Delete this section of the IEBC.

(7) **101.7 Appendices.** Delete this section of the IEBC and substitute: This rule adopts Appendices A and B of the IEBC as they may be amended herein.

(8) **101.8 Correction of violations of other codes.** Delete this section of the IEBC.

B. Section 102 - Applicability.

(1) **Section 102.1 General.** Delete this section of the IEBC and see 14.5.1 NMAC, General Provisions.

(2) **Section 102.2 Other laws.** Delete this section of the IEBC and see 14.5.1 NMAC, General Provisions.

(3) **Section 102.3 Application of references.** Delete this section of the IEBC and see 14.5.1 NMAC, General Provisions.

(4) **Section 102.4 Referenced codes.** Delete this section of the IEBC and see 14.5.1 NMAC, General Provisions.

(a) **102.4.1 Standards and guidelines for structural evaluation.**

Delete this section of the IEBC.

(b) **102.4.2 Compliance with other codes, standards, and guides.**

See this section of the IEBC.

(c) **102.4.3 Applicability of the New Mexico construction codes.**

All references in the IEBC to the international building code shall be deemed references to **14.7.2** NMAC, the 2003 New Mexico commercial building code (NMCBC). All references to the international residential code shall be deemed references to **14.7.3** NMAC, the 2003 New Mexico residential building code (NMRBC). All references to the international plumbing code shall be deemed references to **14.8.2** NMAC, the NMPC. All references to the international mechanical code shall be deemed references to **14.9.2**, NMAC, the NMMC. All references to the international electrical code shall be deemed references to **14.10.4** NMAC, the NMEC. All references to the international energy conservation code shall be deemed references to **14.7.6** NMAC, the 2003 New Mexico energy conservation code (NMECC). All references to the international fuel gas code are deemed references to the NMMC or the LP gas standards.

(5) **Section 102.5 Partial invalidity.** Delete this section of the IEBC and see **14.5.1** NMAC, General Provisions.

C. Section 103 - Department of building safety. Delete this section of the IEBC.

D. Section 104 - Duties and powers of the code official. Delete this section of the IEBC and see **14.5.1** NMAC, General Provisions.

E. Section 105 - Permits. Delete this section of the IEBC and see **14.5.2** NMAC, Permits.

F. Section 106 - Construction documents. Delete this section of the IEBC and see **14.5.2** NMAC, Permits.

G. Section 107 - Temporary structures and uses. Delete this section of the IEBC and see **14.5.2** NMAC, Permits.

H. Section 108 - Fees. Delete this section of the IEBC and see **14.5.5** NMAC, Fees.

I. Section 109 - Inspections. Delete this section of the IEBC and see **14.5.3** NMAC, Inspections.

J. Section 110 - Certificate of occupancy. Delete this section of the IEBC and see **14.5.3.13** NMAC, Inspections.

K. Section 111 - Service utilities. Delete this section of the IEBC and see **14.5.2** NMAC, Permits; **14.5.1**, General Provisions and NMSA 1978, section 60-13-42.

L. Section 112 - Board of appeals. Delete this section of the IEBC and see **14.5.1** NMAC, General Provisions.

M. Section 113 - Violations. Delete this section of the IEBC and see **14.5.1** NMAC, General Provisions.

N. Section 114 - Stop work order. Delete this section of the IEBC and see **14.5.3** NMAC, Inspections.

O. Section 115 - Unsafe buildings and equipment. Delete this section of the IEBC and see **14.5.1** NMAC, General Provisions.

P. Section 116 - Emergency measures. Delete this section of the IEBC and see **14.5.1** NMAC, General Provisions.

Q. Section 117 - Demolition. Delete this section of the IEBC and see 14.5.1 NMAC, General Provisions.
[14.7.7.9 NMAC - N, 7-1-04]

14.7.7.10 CHAPTER 2 DEFINITIONS: See this chapter of the IEBC except as provided below.

A. Section 201.1 Scope. See this section of the IEBC and add the following: If the same term is defined in the New Mexico construction codes and in the IEBC, the term shall have the meaning given it in the New Mexico construction codes.

B. Section 201.3 Terms defined in other codes. Delete this section of the IEBC and substitute: If a term is not defined in this code but is defined in a New Mexico construction code, the term shall have the meaning given it in the New Mexico construction code.

C. Section 202. General definitions. See this section of the IEBC except as follows:

(1) Add the following definition: CODE OFFICIAL means the CID general construction bureau chief.

(2) Delete the definition for CHANGE OF OCCUPANCY and substitute: means a change in the use of an existing building such that the occupancy classification applicable to the new use is different from the occupancy classification of the former use.
[14.7.7.10 NMAC - N, 7-1-04]

14.7.7.11 CHAPTER 3 CLASSIFICATION OF WORK: See this chapter of the IEBC.
[14.7.7.11 NMAC - N, 7-1-04]

14.7.7.12 CHAPTER 4 REPAIRS: See this chapter of the IEBC.
[14.7.7.12 NMAC - N, 7-1-04]

14.7.7.13 CHAPTER 5 ALTERATIONS - LEVEL 1: See this chapter of the IEBC except as provided below.

A. Section 503.3 Materials and methods. Delete this section of the IEBC and substitute: All new work shall comply with materials and methods requirements in the NMEC.

B. 506.1.5 - Dining areas. Delete the text of this section of the IEBC and substitute: Check-out aisles. Where check-out aisles are altered, at least one of each check-out aisle serving each function shall be made accessible until the number of accessible check-out aisles complies with 14.7.2.19. I, NMAC, which refers to section 1109.12.2 of the international building code.

C. Section 506.2 - Alterations affecting an area containing a primary function. See this section of the IEBC except that the second sentence is amended to provide: "The accessible route to the primary function area shall include toilet facilities and drinking fountains serving the area of primary function."
[14.7.7.13 NMAC - N, 7-1-04]

14.7.7.14 CHAPTER 6 ALTERATIONS - LEVEL 2: See this chapter of the

IEBC except in section 610.1 minimum fixtures.

[14.7.7.14 NMAC - N, 7-1-04]

14.7.7.15 CHAPTER 7 ALTERATIONS - LEVEL 3: See this **chapter** of the IEBC.

[14.7.7.15 NMAC - N, 7-1-04]

14.7.7.16 CHAPTER 8 CHANGE OF OCCUPANCY: See this **chapter** of the IEBC.

[14.7.7.16 NMAC - N, 7-1-04]

14.7.7.17 CHAPTER 9 ADDITIONS: See this **chapter** of the IEBC.

[14.7.7.17 NMAC - N, 7-1-04]

14.7.7.18 CHAPTER 10 HISTORIC BUILDINGS: See this **chapter** of the IEBC.

[14.7.7.18 NMAC - N, 7-1-04]

14.7.7.19 CHAPTER 11 RELOCATED OR MOVED BUILDINGS: See this **chapter** of the IEBC.

[14.7.7.19 NMAC - N, 7-1-04]

14.7.7.20 CHAPTER 12 COMPLIANCE ALTERNATIVES: See this **chapter** of the IEBC except delete section 1201.3.2.

[14.7.7.20 NMAC - N, 7-1-04]

14.7.7.21 CHAPTER 13 CONSTRUCTION SAFEGUARDS: Delete this **chapter** of the IEBC.

[14.7.7.21 NMAC - N, 7-1-04]

14.7.7.22 CHAPTER 14 REFERENCED STANDARDS: See this **chapter** of the IEBC.

[14.7.7.22 NMAC - N, 7-1-04]

HISTORY OF 14.7.7 NMAC: [RESERVED]